

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

Friedman, Glorioso,
Cohen & MacFadyen, Solicitors
303 E. Fayette Street
Baltimore, Maryland 21202

SUBSTITUTED TRUSTEES' SALE OF VALUABLE FEE-SIMPLE DWELLING

1587 ABBEY COURT
FREDERICK COUNTY, MARYLAND 21701

Under and by virtue of the power of sale contained in a certain Deed of Trust from Paul Alexander Sill and June A. Sill to Richard L. Clover and Thomas F. Ireton, Trustees, dated June 8, 1979 and recorded in Liber C.C.K. 1086, folio 200 among the Land Records of Frederick County, Maryland, the holder of the indebtedness secured by the deed of Trust having appointed Alvin E. Friedman and Kenneth J. MacFadyen, Substituted Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the County aforesaid, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substituted Trustees will offer for sale at public auction on the premises, on

WEDNESDAY, SEPTEMBER 3, 1986
AT 12:45 O'CLOCK P.M.

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Frederick County, Maryland and described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 6-a in Block D as shown on Plat entitled, "Plat One, Fredericktowne Village, Section One, a Resubdivision of Lot 1-a and Lots 1 thru 6" as recorded among the Land Records of Frederick County in Plat Book 18, folio 165. The improvements thereon being now or formerly known as 1587 Abbey Court.

The property is in fee-simple and improved by a one-story detached dwelling containing 6 rooms (3 bedrooms), 1 bath and full basement. FWA heat.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty as to the description of the improvements.

Terms of Sale: A cash deposit or certified check for \$7,000 at the time of sale, balance of the purchase price is to be paid in cash within ten (10) business days of the final ratification of sale by the Circuit Court for Frederick County. If payment of the balance does not take place within ten business days of ratification, the deposit will be forfeited and the property will be resold at the risk and expense of the defaulting purchaser. Interest to be paid on unpaid purchase money at the rate of 12.5% per annum from date of sale to date of settlement, in the event the property is purchased by someone rather than the note holder. Taxes and water rent to be adjusted to date of sale. All other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

ALVIN E. FRIEDMAN,
KENNETH J. MacFADYEN,
Substitute Trustees

ALEX COOPER AUCTIONS, INC.
968 YORK ROAD
TOWSON, MARYLAND 21204
301-828-4838

Frederick, Md. November 7, 1986

This is to certify that the annexed

was published in

a newspaper published in Frederick County on the following dates: August 14, 21, 22, 1986

THE NEWS-POST

Per K. S. McKinnis

ORDER NISI ON SALES
Alvin E. Friedman
Kenneth J. MacFadyen
Substitute Trustees
VS.
Paul Alexander Sill and
June A. Sill, his wife
No. 2230E Civil
In the Circuit Court
for Frederick County
sitting in Equity
September TERM, 1986
In the Matter of the Report of Sales
filed the 10th day of September 1986.
Ordered, That on the 10th day of
October 1986 the Court will proceed to
act upon the Report of Sales of Real
Estate, reported to said Court by Alvin
E. Friedman and Kenneth J.
MacFadyen, Substitute Trustees in the
above cause, and filed therein as aforesaid to finally ratify and confirm the
same, unless cause to the contrary
thereof be shown before said day; pro-
vided a copy of this notice be inserted in
some newspaper published in Frederick
County for three successive weeks prior
to said day.
The report states the amount of sales
to be \$75,500.00.
Dated this 10th day of September 1986
Charles C. Keller
Clerk of the Circuit Court
for Frederick County
Alvin E. Friedman
8th Floor, JVA Bldg.
303 East Fayette Street
Baltimore, Maryland 21202
Sept. 12, 19 & 26, 1986

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

Frederick, Md. August 30, 1986

This is to certify that the annexed

was published in

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THE NEWS-POST

Per Paula Phelan